TITLE COMMITMENT PROVIDED BY:
INDEPENDENCE TITLE COMPANY
GF NO.: 1719130–KFO
EFFECTIVE DATE: MAY 22, 2017

ONLY THOSE ITEMS LISTED IN SCHEDULE B OF THE ABOVE REFERENCED
COMMITMENT FOR TITLE INSURANCE WERE REVIEWED FOR THE PURPOSE OF THIS
SURVEY. NO ADDITIONAL RESEARCH WAS PERFORMED BY THIS SURVEYOR. THERE
MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS, OR OTHER ENCUMBRANCES WHICH
AFFECT THIS SURVEY THAT ARE NOT KNOWN TO THIS SURVEYOR.

1. The following restrictive covenants of record in: Volume 83, Page 590 and Volume
93, Page 279, Plat Records and Volume 10826, Page 1684, Volume 12247, Page 34,
Volume 12273, Page 600 and Volume 12528, Page 1681, Real Property Records, Travis
County, Texas. AFFECTS THIS TRACT

10.e. Any and all easements, building lines and conditions, covenants and restrictions
as set forth in plot recorded in Volume 83, Page 590, Plat Records, Travis County,
Texas. AFFECTS TRACT.

10.f. Easement/Reservation as shown on the plot and dedication set out in Schedule A
hereof:
Purpose: future right of way
Location: 10' adjacent to and parallel with North Lamar Blvd. DOES NOT AFFECT TRACT

10.g. Easement as shown on the plot and dedication set out in Schedule A hereof:
Purpose: public utility
Location: 10' adjacent to and parallel with the 10 foot future right of way. AFFECTS TRACT

10.h. Easement as shown on the plot and dedication set out in Schedule A hereof:
Purpose: drainage and public utility
Location: 25' along the east property line. DOES NOT AFFECT TRACT.

10.i. Easement:
Recorded: Volume 12296, Page 50, Real Property Records, Travis County, Texas.
To: City of Austin
Purpose: sidewalk DOES NOT AFFECT TRACT.

10.j. Easement:
Recorded: Volume 12318, Page 1901, Real Property Records, Travis County, Texas.
To: City of Austin
Purpose: temporary electric utility. AFFECTS TRACT.

10.k. Terms, Conditions, and Stipulations in the Agreement:
Recorded: Volume 12247, Page 28, Real Property Records, Travis County, Texas.
Type: Declaration of Easements and Restrictions. AFFECTS TRACT.

10.l. Terms, Conditions, and Stipulations in the Agreement:
Recorded: Volume 12247, Page 34, Real Property Records, Travis County, Texas.
Type: Declaration of Easements and Restrictions. DOES NOT AFFECT TRACT.

10.m. Terms, Conditions, and Stipulations in the Agreement:
Recorded: Volume 12628, Page 475, Real Property Records, Travis County, Texas.
Type: Declaration of Easements and Restrictions. DOES NOT AFFECT TRACT.

10.n. Terms, Conditions, and Stipulations in the Agreement:
Recorded: Volume 12629, Page 318, Real Property Records, Travis County, Texas.
Type: Declaration of Easements and Restrictions. DOES NOT AFFECT TRACT.

10.o. Notice Regarding: Construction of Subdivision Improvements
Recorded: Volume 12255, Page 79, Real Property Records, Travis County, Texas.
NOT A SURVEYING MATTER.

NUM BEARING DISTANCE
L1 N24°42'23"E 135.51'
L2 S65°12'47"E 15.00'
L3 S24°42'23"W 154.68'

Record Line Table

<table>
<thead>
<tr>
<th>Line #</th>
<th>Direction</th>
<th>Length</th>
</tr>
</thead>
<tbody>
<tr>
<td>(L1)</td>
<td>N26° 59' 00&quot;E</td>
<td>135.21'</td>
</tr>
</tbody>
</table>

CURVE TABLE

<table>
<thead>
<tr>
<th>Curve #</th>
<th>Length</th>
<th>Radius</th>
<th>Central Angle</th>
<th>Chord Bearing</th>
<th>Chord</th>
</tr>
</thead>
<tbody>
<tr>
<td>C1</td>
<td>5.00'</td>
<td>20.00'</td>
<td>14°18'33&quot;</td>
<td>S57°58'36&quot;E</td>
<td>4.98'</td>
</tr>
<tr>
<td>C2</td>
<td>26.18'</td>
<td>20.00'</td>
<td>75°00'28&quot;</td>
<td>N13°18'53&quot;W</td>
<td>24.35'</td>
</tr>
</tbody>
</table>

THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE
TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD
83 – 2011 ADJUSTMENT, CENTRAL ZONE (4203)).

DISTANCES SHOWN HEREON ARE GRID VALUES REPRESENTED IN U.S. SURVEY FEET.

THIS SURVEY PLAT ACCOMPANIES A METES AND BOUNDS DESCRIPTION OF EVEN DATE

THIS MAP WAS PREPARED FROM AN ON-THE-GROUND SURVEY PERFORMANCE UNDER
MY DIRECT SUPERVISION. THE FIELD WORK WAS COMPLETED IN JANUARY, 2017

DATE: 07/26/2017

ROBERT C. STEUBING (512-506-7146) DATE
REGISTERED PROFESSIONAL LAND SURVEYOR No. 5548

STATE OF TEXAS
REGISTRATION:

ROBERT C. STEUBING
PROFESSIONAL LAND SURVEYOR
5548